

ATTACHMENT 1

EXHIBIT A - FINDINGS **DRC2013-00023 / David Slater and Chris Hays**

CEQA Exemption

- A. The project qualifies for a Categorical Exemption Class 1 pursuant to CEQA Guidelines Section 15301(e) because the addition to the existing structure will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet.

Minor Use Permit

- B. The proposed project or use is consistent with the San Luis Obispo County General Plan because the use is an allowed use and as conditioned is consistent with all of the General Plan policies.
- C. As conditioned, the proposed project or use satisfies all applicable provisions of Title 22 of the County Code.
- D. The establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use because the addition does not generate activity that presents a potential threat to the surrounding property and buildings. This project is subject to Ordinance and Building Code requirements designed to address health, safety and welfare concerns.
- E. The proposed project or use will not be inconsistent with the character of the immediate neighborhood or contrary to its orderly development because the addition is similar to, and will not conflict with, the surrounding lands and uses.
- F. The proposed project or use will not generate a volume of traffic beyond the safe capacity of all roads providing access to the project, either existing or to be improved with the project because the project is located on Bradford Circle, a local road constructed to a level able to handle any additional traffic associated with the project

Coastal Access

- G. The proposed use is in conformity with the public access and recreation policies of Chapter 3 of the California Coastal Act, because the project is not adjacent to the coast and the project will not inhibit access to the coastal waters and recreation areas.

Sensitive Resource Area

- H. The development will not create significant adverse effects on the natural features of the site or vicinity that were the basis for the Sensitive Resource Area designation, and will preserve and protect such features through the site design, because the proposed development is in an area previously disturbed by development, will not impact the biological continuance of the habitat, and has been designed to avoid impacts to the maximum extent feasible.

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- I. The proposed clearing of topsoil, trees, is the minimum necessary to achieve safe and convenient access and siting of proposed structures, and will not create significant adverse effects on the identified sensitive resource, because the proposed development is in an area previously disturbed by development and is located within an existing urban developed neighborhood.
- J. The soil and subsoil conditions are suitable for any proposed excavation and site preparation and drainage improvements have been designed to prevent soil erosion, and sedimentation of streams through undue surface runoff, because permanent erosion control devices shall be installed prior to on-site grading activities, all runoff from impervious surfaces shall be collected and detained on-site, or passed through an effective erosion control device or drainage system, grading, filling and/or site disturbance shall be limited to the project limit area, stockpiles and other disturbed soils shall be protected from rain and erosion by plastic sheets or other covering, and all areas disturbed by grading activities shall be revegetated with temporary or permanent erosion control devices in place.